

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Betty Underwood, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Sherrita Drake (herein referred to as GRANTEE) all of her undivided interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1

Tax parcel id # 21-6-23-4-001-004.000, including the following two tracts of land:

Real property described in deed recorded in Real Book 13, page 778, in the Probate Office of Shelby County, Alabama, described as that part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 798.88 feet to the point of beginning of the parcel hereby conveyed; thence continue East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 489.57 feet to a point, said point being the established Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle of 90 deg. 51 min. 46 sec. to the right and run along the established East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 348.69 feet; thence turn an angle of 74 deg. 59 min. 37 sec. to the right and run a distance of 432.21 feet to a point, said point being the Southeast corner of the John Reed residential lot as conveyed to him by that certain deed dated April 15, 1965, and recorded in Deed Book 235, at Page 194, in the Office of the Judge of Probate of Shelby County, Alabama, which point was also formerly known as the Northwest corner of the J. B. Richie lands and is now the Northwest corner of the lot of Sam F. Brasher under that certain Registers Deed dated April 22, 1958, and recorded in Deed Book 193, at Pages 20-21, in said Probate Records; thence turn an angle of 95 deg. 58 min. 24 sec. to the right and run a distance of 458.92 feet to a point on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and the point of beginning. Said parcel containing 4.22 acres, more or less.

The parties intend by the above legal description to describe the identical parcel of land conveyed to John Hillard Jones by that certain deed dated November 17, 1938, and recorded on July 21, 1959, in Deed Book 203, at Pages 45-46, in said Probate Records, which deed uses the following legal description: "Beginning at an iron stake, the same being the northwest corner of the J. B. Richie lands, thence run due

north to the lands of the Shelby Iron Company to the corner of Betty Harkins land, thence east to the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 21, Range 1 West, run thence south to the northeast corner of the J. F. Richie lands, run thence west along the line of the said Richie lands to the point of beginning."

Also including the remaining real property in the above tax parcel, lying South of the above described land, North of Industrial Parkway, and West of the East line of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 23, Township 21 South, Range 1 West.

Parcel 2

Tax parcel id # 21-6-23-4-001-009.000

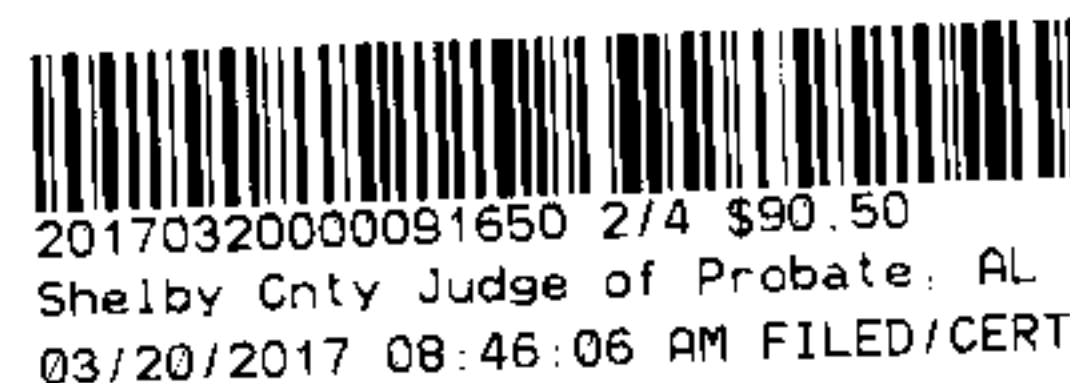
Commencing at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West, and run S 2 deg. 40 min. E along the east line of said forty acres 351.0 feet; thence S 72 deg. 20 min. W 256 feet for point of beginning of the lot herein described; thence continue S 72 deg. 20 min. W 173 feet; thence S 16 deg. E 96 feet; thence N 83 deg. 35 min. E 208 feet to an old road; thence N 28 deg. 40 min. W along said road 138 feet to the point of beginning, situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, and being the same property conveyed from Sam Frank Brasher and wife, Mary Catherine Brasher to Lewis Amos Brasher and wife, Annie Brasher, by deed of May 17, 1947, recorded in Page 180 of Deed Book 128, Office of Judge of Probate, Shelby County, Alabama, and by deed of correction of July 28, 1947, recorded at page 238 of Deed Book 128, Office of Judge of Probate of Shelby County, Alabama. Minerals and mining rights excepted.

GRANTOR and Annie J. Drake were the only children and only heirs at law of John Reed, who died intestate on March 9, 2016. Annie J. Drake died intestate on February 17, 2017, and GRANTEE is her only child and sole heir at law.

The above described property does not constitute any part of the homestead of GRANTOR Betty Underwood or her spouse.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
10th day of March, 2017.

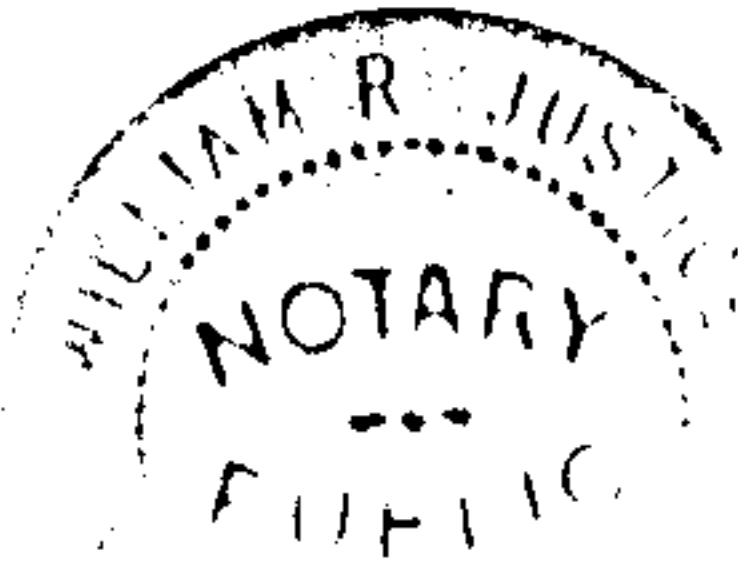

Betty Underwood

STATE OF ALABAMA


SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Underwood, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March, 2017.




Notary Public


20170320000091650 3/4 \$90.50
Shelby Cnty Judge of Probate: AL
03/20/2017 08:46:06 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Annexed Drake
Mailing Address 102 Reed Dr, Columbiana, AL 35051
Betty Underwood
104 Wood Ln, Columbiana, AL 35051

Grantee's Name Shequita Drake
Mailing Address 470 Jonesboro Circle
Columbiana, AL 35051

Property Address Reed Drive
Columbiana, AL 35051

Date of Sale 3-10-17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 66,350.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3-10-17

Print Betty Underwood

Unattested _____

Sign Betty Underwood

ified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20170320000091650 4/4 \$90.50
Shelby Cnty Judge of Probate, AL
03/20/2017 08:46:06 AM FILED/CERT